

STAND. COM. REP. NO. 1562-22

Honolulu, Hawaii

MAR 31 , 2022

RE: H.C.R. No. 95
H.D. 1

Honorable Scott K. Saiki
Speaker, House of Representatives
Thirty-First State Legislature
Regular Session of 2022
State of Hawaii

Sir:

Your Committee on Housing, to which was referred H.C.R. No. 95 entitled:

"HOUSE CONCURRENT RESOLUTION CONVENING A WORKING GROUP ON THE GOVERNANCE OF HOUSING SUBDIVISIONS IN THE PUNA DISTRICT, HAWAII COUNTY,"

begs leave to report as follows:

The purpose of this measure is to convene a working group on the governance of housing subdivisions in the Puna District, Hawaii County.

Your Committee received testimony in support of this measure from the Hawaii Council of Community Associations.

Your Committee finds that certain large subdivisions that were approved in the 1960s did not require the creation of a homeowners' association for the governance of shared roads or other services in the subdivision. Your Committee also finds that in the absence of a homeowners' association or other entity to collect maintenance fees from homeowners to cover large community expenses, such as the maintenance and improvement of subdivision roads and other services on the property, subdivision roads and other public spaces in these subdivisions fell into disrepair, which has led to health and safety concerns in the community. This measure addresses the concerns of these subdivisions by

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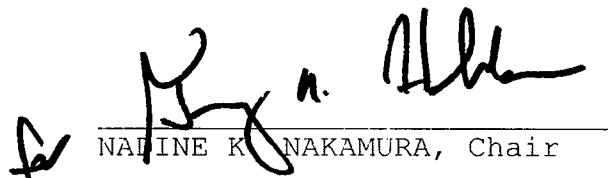
convening a working group to review procedures and administrative rules governing condominium associations to establish a framework for the governance of subdivisions without a homeowners' association.

Your Committee has amended this measure by:

- (1) Requesting the Department of Commerce and Consumer Affairs to convene the working group;
- (2) Amending the composition of the working group and updating the recipients of certified copies of this measure accordingly;
- (3) Amending its title in accordance with its amended purpose; and
- (4) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the record of votes of the members of your Committee on Housing that is attached to this report, your Committee concurs with the intent and purpose of H.C.R. No. 95, as amended herein, and recommends that it be referred to your Committee on Consumer Protection & Commerce in the form attached hereto as H.C.R. No. 95, H.D. 1.

Respectfully submitted on
behalf of the members of the
Committee on Housing,



NAMINE K. NAKAMURA, Chair



